MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 13, 2026
ACTION

Members Present	Members Absent	Others Present
Ryan Bright	Todd Kennedy	James Jenkins, Planning & Codes
Jim Brooks		Holli Tucker, Zoning
Pam McNew, Secretary		Klaudia Sampson, Codes
Mike Waller		Dan Parl
Keith Buckles		Ed Donley
Jimmy Williams		Aaron May
Leon Shields		Russ Newman
John Napier, Chairman		Layne Parks
		Dana Parks
		Mark Graham
		Mike O'Hara
		Harold & Joann Brewer
		Carolyn White
		Beth Kuberlu
		Ken Veindt
		Ethan Niles

CALL TO ORDER AND PLEDGE OF ALLEGIANCE
Chairman, John Napier, called the meeting to order at 5:30 PM. Lead the Pledge of Allegiance.

ROLL CALL
Conducted by Klaudia Samspon

APPROVAL OF MINUTES FROM SEPTEMBER 9, 2026, MEETING

ACTION
Mr. Waller made a motion to approve the minutes & 2nd by Mr. Bright and unanimously approved.

SUBDIVISION PLAT FOR 4 LOTS, APPLICANT LEAH METCALF, PROPERTY OWNER DAIVD POWELL, TAX MAP 010, PARCEL 160.00, LOCATED 8188 TOWN CREEK RD EAST, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 4.03 ACRES

Mr. Powell stated this plat was for (4) one acre lots.

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Sheilds and unanimously approved

COMMERCIAL SITE PLAN, APPLICANT WILL HEWITT, PROPERTY OWNER HECO LLC, TAX MAP 004, PARCEL 004.01, LOCATED EL CAMINO LANE, C-1 RURAL CENTER DISTRICT, DISTRICT 5, APPROXIMATELY 2.68 ACRES

Mr. Hewitt stated this is for (4) commercial buildings for the future, the beginning will be a single 5,000 sq ft building. Mr. Waller asked what the use will be for the buildings. Mr. Hewitt stated the first building will be used for their wholesale business, housing their office and warehouse. Mr. Waller asked about the future buildings what the parking will be. Mr. Jenkins stated that the planning office was waiting for a response about the use of the purposed buildings, parking requirements, and landscape.

ACTION

Mr. Waller made a motion to approve with the condition that landscaping is provided, and each future building has parking identified and actual use of buildings, and 2nd by Mr. Bright and unanimously approved

ROAD ACCEPTANCE FOR SUNFLOWER STREET, CLOVER CIRCLE, POPPY PLACE, SESAME STREET & LIMELIGHT LANE, APPLICANT PHIL HUNT, PROPERTY OWNER FARMSTEAD HOLDINGS, TAX MAP 016M, GROUP A, LOCATED FARMSTEAD PH 1 & 2, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6

No show from applicant or property owner.

ACTION

Mr. Waller made a motion to deny due to the ongoing construction and 2nd by Mr. Buckles and unanimously denied

ROAD CLOSURE FOR TVA OLD EASEMENT, APPLICANT/PROPERTY TELLICO VILLAGE PROPERTY OWNER ASSOCIATION, TAX MAP 034, PARCEL 008.00, LOCATED POPLAR RIDGE ROAD, A-1 AGRICULTURE FORESTRY DISTRICT, F-1 FLOODWAY DISTRICT, DISTRICT 1

Ms. Kuberlu stated that they found an old TVA easement that was given to the county back in August 1983, and they confirmed with Mr. Pickle that they had no future use of the road or proposed development.

ACTION

Mr. Waller made a motion to approve and 2nd by Mrs. McNew unanimously approved

REZONE REQUEST FROM A-1 TO A-2 FOR (2) 2.5 ACRE LOTS, APPLICANT/PROPERTY OWNER AIDA HERNANDEZ, TAX MAP 065, PARCEL 026.04, LOCATED 3558 SUNNYSIDE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 5.08 ACRES

Ms. Hernandez stated the request is so she can subdivide a 2.5-acre lot for her sister. Mr. Russ Newman lives in the Derby Chase subdivision behind this property, and he stated all the lots in the Derby Chase subdivision were created to be five acre lots or larger even though this property is not part of the subdivision, this property was part of the original farm. He also stated that the property owner purchased the lot with the knowledge that the existing tract was 5 five acres for a single-family dwelling. He also was concerned if the property were to be subdivided that would create another driveway on Sunnyside Rd due to the narrowness of the road. He stated all the surrounding property in the area is zoned A-1. Mr. Layne Parks who also resides in the Debry Chase subdivision, stated that the property in question was brought in front of the committee in 2006 - 2007 to try and subdivide and was denied. There were other neighbors in the area that were opposed to this rezone request.

ACTION

Mr. Brooks made a motion to deny and 2nd by Mr. Bright and unanimously denied

REZONE REQUEST FROM A-1 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/ PROPERTY OWNER J. EDWARD DONLEY, TAX MAP 073, PARCEL 010.01, LOCATED 2690 OAKLAND RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 10.85 ACRES

Mr. Donley stated a couple of years ago he created two lots from this property, and this request is so that he can create another one-acre lot off of his property.

ACTION

Mr. Bright made a motion to approve and 2nd by Mrs. McNew and unanimously approved

REZONE REQUEST FROM R-1 TO C-2, APPLICANT JASON HARNESS, PROPERTY OWNER FALLING ROCK MANAGEMENT, TAX MAP 026, PARCEL 039.00, LOCATED 2300 HWY 11 WEST, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 17 ACRES

Mr. Harness stated he would like to convert this property from residential to commercial for the trucking business. He would like to subdivide the existing house from the remaining property. Mr. Sheilds stated that there is other commercial businesses in the area.

ACTION

Mr. Shields made a motion to approve and 2nd by Mr. Waller and unanimously approved

REZONE REQUEST FROM A-1 TO A-3 FOR (3) ONE-ACRE LOTS, APPLICANT AARON MAY, PROPERTY OWNER DARLENE ROBERTSON, TAX MAP 036, PARCEL 050.00, LOCATED 11066 UNITIA RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 4.7 ACRES

Mr. May addressed the board stating the property owner is having a hard time selling the property as it is, so the request is so they can subdivide for additional homes.

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Brooks and unanimously approved

REZONE REQUEST FROM A-1 TO A-3 FOR (1) TWO-ACRE LOT, APPLICANT/PROPERTY OWNER GARY & LIS WHITFIELD, TAX MAP 065, PARCEL 003.00, LOCATED 6263 WASHINGTON PIKE, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATLEY 9.18 ACRES

Mr. Whitfield stated this request is so he can subdivide a lot for their son to build a home.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mrs. McNew and unanimously approved

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that the County Commission approved following planning commission recommendations

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR SEPTEMBER (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins stated that last month he mentioned lithium battery and recycle facilities. He stated that he has some documents, definitions and is working on a section for Article IV. He said that he believes this would fall under the M-1 zoning with special execptions.

ADJOURNMENT

Adjourned at 6:00 PM

_____ _____

Chairman Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
October 13, 2026
Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks - Chairman		James Jenkins, Planning and Codes
Mike Waller		Holli Tucker, Zoning
Ryan Bright		Klaudia Sampson, Codes
Leon Shields		Cassidy Peterson
John Napier		Sara Peterson
		Luke Sirknen
		Zach Readett
		David & Elizabeth Smith
		Mignonne Mack
		Sarah Lingerfelt
		John Dinsmore
		Casey Merrill

CALL TO ORDER
Mr. Brooks called to order at 6:00 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES
Klaudia Sampson conducted roll call and Mr. Brooks swore in all witnesses.

APPROVAL OF MINUTES FROM SEPTEMBER 9, 2026, MEETING
Mr. Waller made a motion to approve and 2nd by Mr. Napier and unanimously approved.

VARIANCE REQUEST TO OBTAIN A PERMIT FOR 2ND DWELLING ON PROPERTY, AFTER CO IS ISSUED FOR HOME, WILL DEMO EXISTING HOME, APPLICANT/PROPERTY OWNER DAVID & ELIZABETH SMITH, TAX MAP 036, PARCEL 088.00, LOCATED 1215 LONG RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 3.26 ACRES
Mr. Smith stated that him & Mr. Jenkins worked hard to try and subdivide the property but could not find a solution so this request is the best option for the property owner.

ACTION
Mr. Waller made a motion to approve for a one-year time limit and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST FOR ACCESSORY STRUCTURE BEFORE PRIMARY DWELLING, APPLICANT/PROPERTY OWNER KENNETH MACK, TAX MAP 017G, GROUP E, PARCEL 011.00, LOCATED 139 PADSTOW LANE, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 5.05 ACRES

Ms. Mack stated she would like to place an accessory structure before building their home, this property is in Cornish Meadows. The request is so they can store building materials for their home.

ACTION

Mr. Napier made a motion to approve for a one-year time frame to construct the home and 2nd by Mr. Waller and unanimously approved

SPECIAL EXCEPTION TO EXPAND EXISTING SPECIAL EXCEPTION TO INCLUDE SEASONAL HOLIDAY NIGHT EVENTS IN DECEMBER, APPLICANT/PROPERTY OWNER SARAH LINGERFELTER, TAX MAP 056, PARCEL 003.01, LOCATED 13100 WEST LEE HWY, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 21 ACRES

Ms. Lingerfelter would like to extend their seasonal business to include Christmas, the extension would include 9 nights in December.

ACTION

Mr. Sheilds made a motion to approve and 2nd by Mr. Bright and unanimously approved

VARIANCE REQUEST FOR ACCESSORY STRUCTURE BEFORE PRIMARY DWELLING, APPLICANT/PROPERTY OWNER JOHN DINSMORE, TAX MAP 002, PARCEL 056.02, LOCATED WOODLAWN RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY 2 ACRES

Mr. Dinsmore stated he would like to place an accessory structure on the property that will be behind the house when the home is constructed. He currently does not have house plans for the build. Mr. Waller asked if this would be his primary house when completed, the property owner stated no, he would probably sell it. Mr. Waller asked why build an accessory structure if the plans are to sell the property. Mr. Dinsmore stated the accessory structure would be used to storage. Mr. Waller stated he does not like to grant this type of variance when this is not for the current property owners' residence. Mr. Jenkins stated this came in on a complaint basis, building without a permit.

ACTION

Mr. Napier made a motion to approve, Mr. Waller opposed, the request failed due to lack of 2nd motion

VARIANCE REQUEST FOR REDUCTION OF 25' ROAD FRONTAGE TO SUBDIVIDE PROPERTY, APPLICANT/PROPERTY OWNER HAROLD DEAN BREWER, TAX MAP 043, PARCEL 031.00, LOCATED 2424 FAIRVIEW RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATLEY 15.62 ACRES

Mr. Brewer stated this is family-owned property, his son and brother both own the adjoining property. The Brewers want to build a home in the back portion of the property. Mr. Jenkins stated the regulations state the property needs 50' road frontage to subdivide. Mr. Shields asked Mr. Jenkins what the best option for the property owners, Mr. Jenkins stated that the surrounding property could possibly be reconfigured in order to obtain the 50' road frontage that is needed. The Brewers son owns the one-acre tract on the side of this property but isn't able to reconfigure his lot due to a mortgage lien. Mr. Brewer stated that they could use the same driveway as the son, Mr. Jenkins stated the driveway and road frontage are not the same when configuring the lot.

ACTION

Mr. Bright made a motion to table until the property owners could speak with the surveyor about other options and 2nd by Mr. Waller and unanimously agreed to table

VARIANCE REQUEST FOR 15' FRONT YARD SETBACK & 10' REAR YARD SETBACK TO BUILD HOME AND DETACHED GARAGE, APPLICANT SCOTT & CASSIDY PETERSON, PROPERTY OWNER PATRICIA MCCORD TRUSTEE, TAX MAP 003N, GROUP B, PARCELS 005.00 & 006.00, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY 0.81 ACRES

Mr. Peterson stated that when they purchased both parcels and had them combined so they could build a home. He stated that most of parcel 005, is where the septic will have to be located and with the current regulations it makes it difficult to meet setbacks.

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST FOR COMPACTED GRAVEL AREA EXCLUDING ENTRANCE OR VISITOR PARKING, APPLICANT/PROPERTY OWNERS ZACH READETT & LUKE SIRKEN, TAX MAP 027, PARCEL 137.00, LOCATED 8301 JACKSON BEND RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 3, APPROXIMATELY 13.4 ACRES

Mr. Sirken & Mr. Readett addressed the board. Mr. Sheilds asked Mr. Jenkins what the C-2 zone requires; Mr. Jenkins stated the C-2 zone states the parking and drive area are to be paved and curbed. Mr. Waller asked if this was compacted crushed stone or loose gravel, the property owners stated engineered compacted crushed stone. Mr. Waller asked if this was taken into consideration in the drainage calculations.

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Bright to approve, Mr. Shields opposed

VARIANCE REQUEST FOR 20' FRONT YARD SETBACK TO REBUILD HOME IN SAME LOCATION, APPLICANT/PROPERTY OWNER CAROLYN WHITE, TAX MAP 038, PARCEL 019.00, LOCATED 37173 HWY 72 N, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATLEY 2.32 ACRES

Mr. Jenkins stated this request is due to a house fire and topographical issues in the back yard.

ACTION

Mr. Bright made a motion to approve and 2nd by Mr. Sheilds and unanimously approved

VARIANCE REQUEST TO CONSTRUCT (2) ADDITIONAL HOMES ON THE PROPERTY WITHOUT SUBDIVIDING. APPLICANT CASEY MERRILL, PROPERTY OWNER JOHN MERRILL, TAX MAP 014, PARCEL 026.07, LOCATED 10104 HINES VALLEY RD & 222 CLOVER CREEK WAY, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 15 ACRES

Ms. Merrill stated that 10104 Hines Valley Rd is the road frontage to the property and 222 Clover Creek Way is used to access the property. She stated her father is 100% disabled vet and Ms. Merrill and her sister would like to build on the property. Mr. Jenkins stated that she could apply for a medical hardship which allows a singlewide mobile home, but when the medical hardship is complete, the mobile home would have to be removed. Mr. Jenkins stated the issue with subdividing is the parcel only has 25' road frontage from Hines Valley Rd and Clover Creek Way is a private easement. The property owners have tried several options but just don't have the required road frontage to subdivide the parcel per the regulations.

ACTION

Mr. Waller made a motion to deny and 2nd by Mr. Bright and unanimously denied

ADMINISTRATIVE APPEAL ON ZONING VIOLATION LETTER, APPLICANT/PROPERTY OWNER O'HARA PROPERTIES, TAX MAP 044, PARCEL 061.13, LOCATED 4270 FRIENDSVILLE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 23.5 ACRES

Mr. O'Hara stated he has a portable sawmill, and he uses it for personal use only, no commercial use. Mr. Jenkins stated this was a complaint that the long were being cut and sold for log cabins. There was discussion between Mr. Jenkins and Mr. O'Hara if this is being used for commercial or personal business.

ACTION

No action needed

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT
Adjourned at 7:00 pm

_____ _____

Chairman Date